

CENTER for EYE
— SURGERY —

MEDICAL OFFICE SPACE

FOR LEASE

\$31.50 SF/YR (NNN)

Madison Medical Complex

8425 Wann Drive | Madison, AL 35758

Madison Medical Complex

8425 Wann Drive | Madison, AL 35758



Property Description

Adjacent to Madison Hospitals Campus, Madison Medical Complex is a two-story office building that can lend itself to medical office space or Class A standard office space. This property is situated in one of the fastest growing submarkets of Huntsville, located across HWY 72 from Clift Farms with easy access to hotels, restaurants, retail, and residential housing.

Property Highlights

- Easy access to Hwy 72
- Borders Madison Hospital Campus
- 0.2 miles to Madison Hospital
- 1.5 miles to large mixed use development, Clift Farms
- 18 minute drive to Huntsville International Airport

Alex Samples

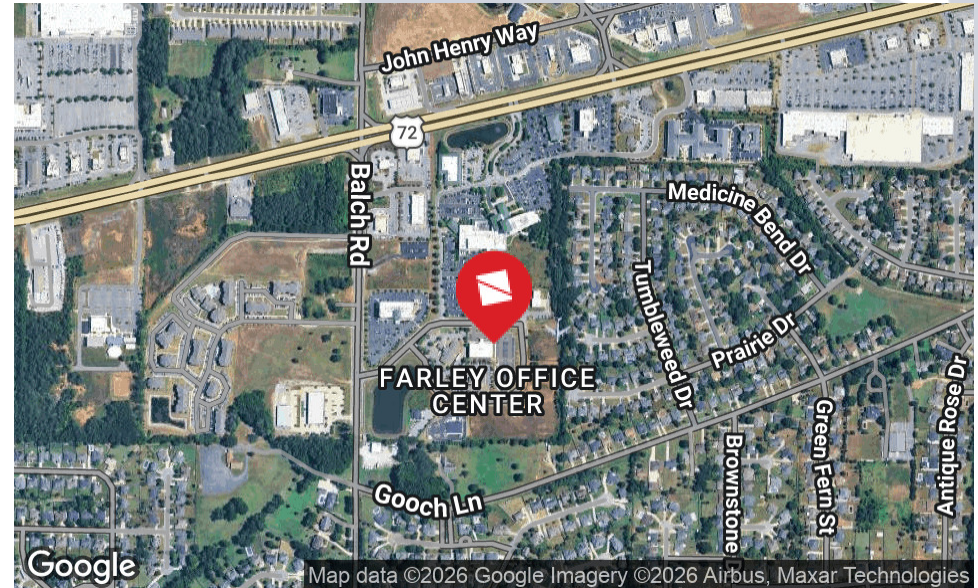
Agent, CCIM

(256)-533-0003

alex@samplesproperties.com

FOR LEASE

MEDICAL OFFICE SPACE



Offering Summary

Lease Rate:	\$31.50 SF/yr (NNN)
Available SF:	± 14,409 SF
Building Size:	± 27,000 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	200	688	2,595
Total Population	501	1,759	6,722
Average HH Income	\$101,236	\$112,805	\$114,787



The terms, prices and floor plans may change without notice. All information provided was acquired from the owner or reliable sources, however, Samples Properties is not responsible for typographical errors or erroneous information deemed accurate at the time of publication.

525 Madison Street, Suite 205 | Huntsville, AL 35801 | www.samplesproperties.com

Madison Medical Complex

8425 Wann Drive | Madison, AL 35758

FOR LEASE

MEDICAL OFFICE SPACE



FIRST FLOOR

Alex Samples

Agent, CCIM

(256)-533-0003

alex@samplesproperties.com



The terms, prices and floor plans may change without notice. All information provided was acquired from the owner or reliable sources, however, Samples Properties is not responsible for typographical errors or erroneous information deemed accurate at the time of publication.

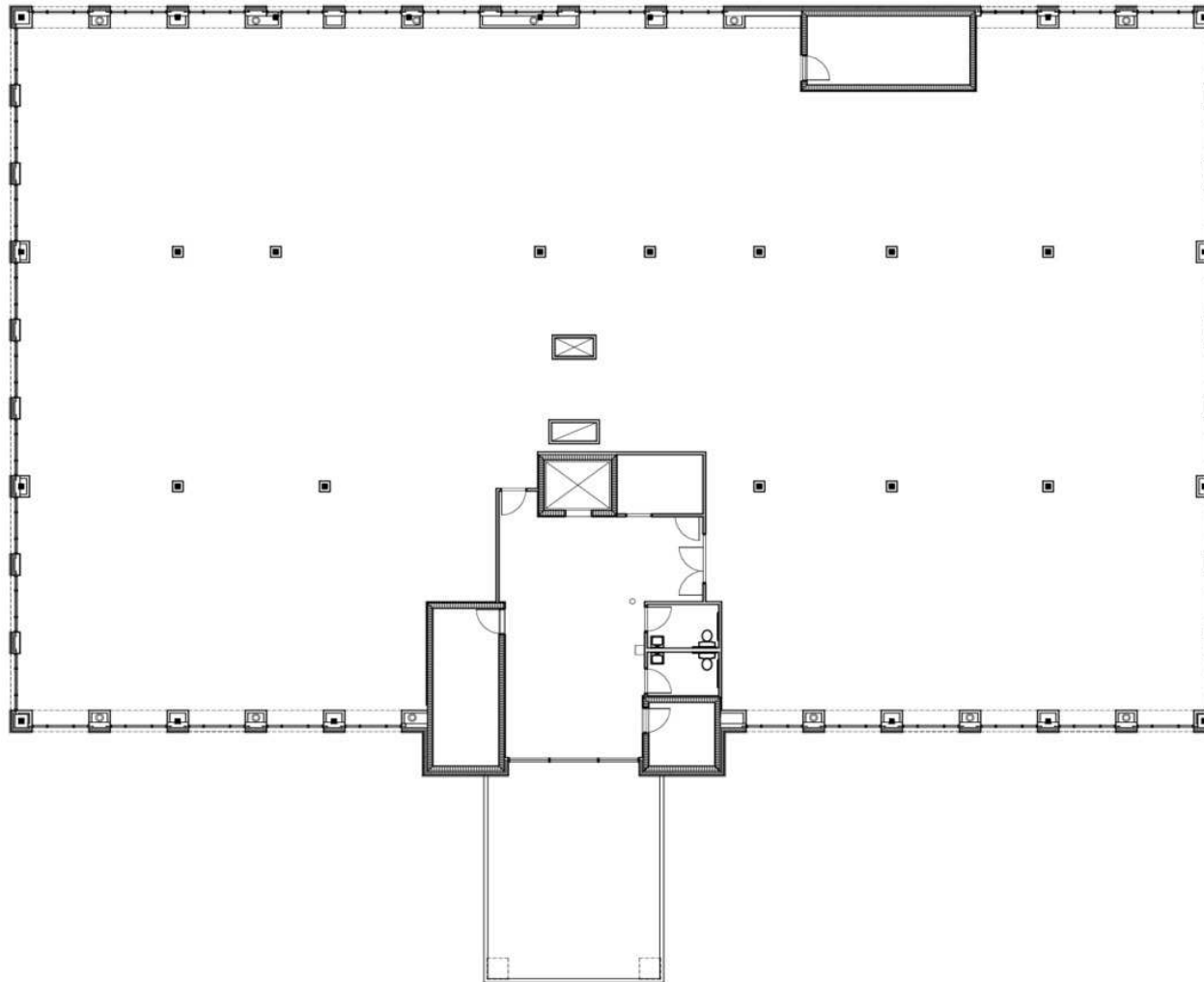
525 Madison Street, Suite 205 | Huntsville, AL 35801 | www.samplesproperties.com

Madison Medical Complex

8425 Wann Drive | Madison, AL 35758

FOR LEASE

MEDICAL OFFICE SPACE



SECOND FLOOR PLAN

1/8" = 1'-0"

Alex Samples

Agent, CCIM

(256)-533-0003

alex@samplesproperties.com



The terms, prices and floor plans may change without notice. All information provided was acquired from the owner or reliable sources, however, Samples Properties is not responsible for typographical errors or erroneous information deemed accurate at the time of publication.

525 Madison Street, Suite 205 | Huntsville, AL 35801 | www.samplesproperties.com